

SOLON TOWNSHIP PLANNING COMMISSION  
Tuesday, November 2, 2021, 7:00pm  
Solon Township Hall  
9191 S. Kasson St., Cedar, MI 49621

I. Call Meeting to Order/Pledge of Allegiance

Chair Morgan called the meeting to order at 7:00pm with the Pledge of Allegiance and a moment of silence.

II. Roll Call/Guest Sign-in

Present: Al Laskey, Member; Steve Morgan, Chair; Lisa Rossi, Member; Samantha Vandervlucht, Member; Todd Yeomans, Vice Chair/ZBA Rep and Steve Yoder, Township Board Rep

Absent: Meg Paxton, Member

III. Motion to Approve Minutes – October 5, 2021

Chair Morgan asked for a motion to approve the October minutes as presented. Yoder moved to approve the October 5, 2021 minutes as presented; Yeomans seconded. All present in favor, motion carried.

IV. Agenda

Chair Morgan asked for a motion to approve the November agenda. Rossi stated that she was appointed to finish a term, not for a full term, so her term expires in 2021, not 2023 as is currently listed on the agenda. The PC briefly discussed – the majority of the PC is up for re-appointment in December 2021. Laskey moved to approve the November agenda as presented; Vandervlucht seconded. All present in favor, motion carried.

V. Correspondence –None.

VI. Public Comment (three minutes per person unless extended by Chair) – None

VII. Conflicts of Interest – None reported at this time.

VIII. Reports

Township Board Rep: Yoder summarized the discussion from the Township Board October 14, 2021, meeting. The Delmoupied issue was brought up by several people in public comment; the PC and staff briefly discussed the issue.

ZBA Rep: Yeomans advised nothing to report at this time.

Zoning Administrator: Cypher reviewed the September and October reports at this time sent to planning commission members via email prior to this meeting. He also provided an update on the status of the Delmoupied issue; there is a mediation session set for November 3.

IX. Public Hearing –None

X. New Business

- A. Survey – The PC discussed the community survey. Potential questions were discussed, including asking about rural character and smaller lot sizes in certain zoning districts. The PC and staff discussed the current Glen Arbor survey and whether there were questions that could be used from that survey. The PC then continued an extensive discussion of other potential questions for the survey, and issues from surrounding communities that may be integrated into the survey, including commercial areas, viewshed, placemaking, septic inspections, and community growth. The PC then returned to a discussion about whether questions should be included regarding whether and where residential growth and high-density residential housing should be allowed. It was determined to not have a question regarding residential growth, but to have a question regarding high-density residential housing.

The PC then moved to brief discussion of the question regarding water and sewer in the village, and other questions on the survey and their organization. There was a brief discussion about agribusiness and whether there should be a question pertaining to agribusiness on the survey. The PC and staff then returned to the discussion regarding appropriate lot size and the questions regarding this on the survey.

Cypher also made note that with the approved minutes from last month, he will now be forwarding the proposed zoning ordinance to the County Planning Commission.

XI. Unfinished business

A. Master Plan Review – Future Land Use Map – Housing Density in districts

The PC and staff briefly discussed the future land use map, including whether to wait until after the survey is back to spend additional time on the future land use map. It was decided to wait until after the survey came back to further discuss the future land use map.

The PC and staff then moved to a discussion of housing density, and the possible juxtaposition of citizen wishes for both the preservation of rural character and additional housing in the township. They also discussed whether exerting additional control over high density housing would allow both an increase in housing and the preservation of rural character. The future land use map is important to this discussion, to prevent additional spot zoning. The PC continued the discussion of lot sizes and allowable uses in various districts. It was then determined to put the discussion on hold until the survey is returned, to allow that to guide further discussion. The results should be tabulated and released before the March 2022 meeting.

Cypher stated that he would continue working on demographic and other basic information in the Master Plan. He will also make recommendations regarding where additional discussion may be necessary. In addition, he believes there may be a project

proposal being brought before the PC in the near future. The PC then discussed the meeting schedule and whether there will be meetings for December through February.

It was determined to most likely cancel the December meeting and set the 2022 meeting schedule. It was determined to set the 2022 meeting schedule for the first Tuesday of each month. The meeting in May will be tentative based on whether there is a special election. The meeting in August will be moved to the second Tuesday to not conflict with elections.

XII. Other Items

A. None

XIII. ZA/Planning Commission Comment – Steve Morgan said that he feels a little bad about last month's meeting because it got a little bit out of hand. He plans to reduce the amount of back-and-forth during public comment, because that is not what public comment is for.

XIV. Public Comment (three minutes per person unless extended by Chair) – None

XV. Adjournment: There being no objection, Chair Morgan adjourned the meeting at 8:43 pm.

The next meeting is scheduled for Tuesday, January 4, 2022, at 7:00pm, at the Solon Township Hall.

Respectfully Submitted

Dana Boomer, Acting Recording Secretary

Date Approved: